

Project Application



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

The following application is for:

☒ Conceptual Review

☐ Final Review

☐ Appeal

☐ Time Extension

☐ Development Review

☐ Subdivision

☐ Variance

☒ Conditional Use Permit

☐ Zone Change

☐ Major Community Plan Amendment

☐ Minor Community Plan Amendment

PROJECT CONTACT:	Nancy Smith	Phone:	480-205-7142	App. #:	
Address:	P.O. Box 737, Queen Creek, AZ 85142	Cell Phone:	480-205-7142	Date Rec'd:	
E-mail:	nsmith.wingspanwireless@gmail.com	Fax:	480-383-6014	Rec'd by:	
PROJECT NAME:	AZ2 Madole	Parcel #:	408-26-032	Fee Pd:	
Project Address/Location:	75 Kallof Pl. Sedona, AZ 86336	Acres:	1.07	Zoning:	

Project Description:	Verizon is proposing to install a new 75' Monopine tower, and its ancillary equipment, all located within a 19' x 21' 4" lease area that will be enclosed with an 8' CMU wall that will be painted and finished to match the existing trash enclosure on property.
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OWNER NAME:	Dale Street LLC - John Wesnitzer	APPLICANT NAME:	Nancy Smith
Address:	75 Kallof Pl. Sedona, AZ 86336	Company Name:	YDC for Verizon Wireless
Phone:	928-282-1061	Address:	P.O. Box 737, Queen Creek, AZ 85142
Cell Phone:	928-282-1061	Phone:	480-205-7142
E-mail:	jwesnitzer@swiaz.com	Cell Phone:	480-205-7142
		E-mail:	nsmith.wingspanwireless@gmail.com
ARCHITECT/ENGINEER:	Matt Young	AUTHORIZED AGENT/OTHER:	Same as applicant
Company Name:	Young Design Corp (YDC)	Company Name:	
Address:	10245 E. Via Linda, Ste 211, Scottsdale, AZ 85258	Address:	
E-mail:	matt.young@ydcoffice.com	E-mail:	
Phone:	480-451-9609	Phone:	
Cell Phone:	602-376-5256	Cell Phone:	
ID #/Exp. Date:	12/31/2019		
City Business License #:			

**Project Narrative for
Verizon Wireless – AZ2 Madole
75 Kallof Place
Sedona, AZ 86336
APN: 408-26-032**

The proposed site is located on a 1.07-acre parcel (46,609 sq. ft.) owned by Dale Street LLC. Verizon Wireless is proposing to install a new 75' monopine (to the top of needles) with a 19' x 21'-4" lease area enclosed within an 8' CMU Wall that will house the associated ground equipment. The CMU Wall will be painted and finished to match the existing trash enclosure on site. The purpose of the proposed changes is in response to changes in technology to Verizon's wireless services, and its commitment to providing better service throughout the area, to existing and potential customers. There is a drop in coverage and data capabilities in this area and this will service the surrounding areas and fill in the current gaps in coverage. The Verizon RF expectation at this site is to increase data and cellular services for the nearby neighborhoods and along SR-89A through the Sedona area. This site primarily serves as Capacity offload to the sectors of the Verizon Sedona Airport site, which are currently overloaded and will be exhausted in the near future as well as to increase E911 capabilities.

This parcel of property is Zoned Lodging (L) with the property to the north, west, and south being zoned C-1. In order to be compliant with the zoning stipulations required when Lodging (L) zoning is adjacent to C-1 zoning, there is a 1:1 setback restriction from all public right-of-way, a 110% distance from top of structure to breakpoint level and 150% of the tower height from residentially zoned properties; the monopine will meet these required setbacks. The monopine will be 75' to the top of needles, which is under the maximum height restrictions set by the City of Sedona in Section 1704.01(B), however a CUP will still be required as all new wireless facilities are required to submit this per the City of Sedona.

The proposed use is consistent with the land use set forth in the General Plan, as the development of this site will not affect the current land designation and all appropriate measures will be taken to conceal/disguise the proposed cell site. The proposed site will be consistent with the desired character for the surrounding area inclusive of the similarly Zoned parcels (L, C-1 & C-2). There will be little to no change/effect on the surrounding area with the proposed design.

The use will be compatible with other adjacent and nearby land uses and will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood, or the public welfare in general. The proposed site will not generate an excess of noise, smoke, odor, dust, vibration, or illumination. The proposed wireless communication tower and antennas will be in compliance with all Federal Communications Commission (FCC) regulations, including those protecting the public health and those protecting historic districts.

The proposed site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards, including, but not limited to, setbacks, parking, screening and landscaping. The lease area of the site is 19' x 21'-4", which

adequately allows for all associated equipment to be concealed within an 8' CMU wall enclosure. The lease area, as proposed, will not be able to accommodate an additional carrier's equipment, however the monopine will be collocatable and the property owner will work with additional carriers to locate a different space on the property to house their equipment. One undesignated parking spot will be provided within the easement of this site. This site meets all set-backs as required by the City of Sedona Zoning Ordinance. There is no proposed landscaping of the site, however any trees on the property that may be disturbed by the wireless site would be replaced with new trees with the same species (or a compatible species close to what exists on property) in an effort to be sensitive to the existing natural features and plant life on the property.

The site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use. The existing access is paved and adequate for the traffic generated by the proposed use. Aside from the regular business activities of the property, the access route will only be utilized once a month, at the time of the maintenance technicians visit. The point of access to the property is located at the northeastern corner of the lot.

Adequate conditions have been incorporated into the project to ensure that any potential adverse effects will be mitigated.

Explanation for 1703.05(A)(16)(e): Verizon was unable to use any of the following candidates:

- Co-locating on the existing APS utility pole verticality's (31' & 32') along Madole Rd. as there was not enough adequate space to accommodate the necessary ground equipment without disturbing residential properties or the existing plant life in the area. The area was also excessively rocky, being as it was on a steep slope entrance into the adjoining neighborhood, making it difficult to construct the site as well as to accommodate a site that was outside the required 150% setback to residentially zoned properties. The existing utility pole heights would also not accommodate the line-of-sight requirements needed to meet the RF engineer's offload objectives (even with the 10% pole height increase as allowed by the City of Sedona zoning ordinance).
- The vacant commercial lot (408-24-023) adjoining the SR-89A would not allow for the cell site to meet the required setback distance without impeding the existing property owner's future construction plans. The property owner also decided to sell the property in the middle of talks and the new property owner was not partial to the site.
- The vacant commercial lot (408-24-088) adjoining the SR-89A would not allow for this cell site to meet the required setback distance without impeding the existing property owner's future bank construction.
- The commercial lots (408-24-034A & 408-24-024B; owned by the same property owner) could not accommodate the proposed site without impeding existing business operations and customer parking requirements, and as such, the owner was not amenable to the site.

- The commercial lot (408-24-073F) could accommodate the proposed site, however, the only space that would work for the site would require the tower to be on a hill, which would place the site in the direct viewshed of the adjacent residential property owners and would require the height of the tower to be too low to accommodate the line-of-sight needed to meet the RF engineer's offload objectives.
- The existing communications tower located at the fire station was too short to accommodate the line-of-sight needed to achieve the RF engineer's offload objectives and the fire station was not amenable to having a wireless site on property.
- The additional commercially zoned lots running adjacent to SR-89A (that were within the RF engineer's preferred search area) were either too small to accommodate a wireless cell site and the required setbacks or were located too close to residentially zoned lots to accommodate the tower height required to meet the RF engineer's offload objectives.
- There were no existing wireless facilities near the search area to collocate on as most of the existing cell sites are located on the Sedona Airport mesa, which already houses the Verizon site that is over capacity and in need of offload.

The proposed site will meet the following criteria per the City of Sedona Zoning Ordinance Codes per Section 1704.04:

- All appropriate measures will be taken to conceal or disguise the tower and antenna from external view
 1. Tower will be disguised as a monopine that will be:
 - a. Anatomically correct
 - b. Pole will be constructed of steel and concealed in faux clad bark from the base of the pole and continued to the height of the first pine branches.
 - c. Antennas will be painted to match, covered in faux needle "pine socks" and concealed in their entirety by pine branches; the balance of the pole structure and attachments will be painted to match the pine needles and/or branches.
 - d. No climbing pegs are permitted, nor installed on this pole structure.
 2. The Coaxial cables will be concealed within the pole
 3. There will be one parking space designated directly beside the proposed site.
 4. The proposed signage for the site on the facility, equipment enclosure, and the fence will only be informational, for the purpose of identifying the antenna-support structure as well as the responsible party for the operation and maintenance of the facility, its current address and

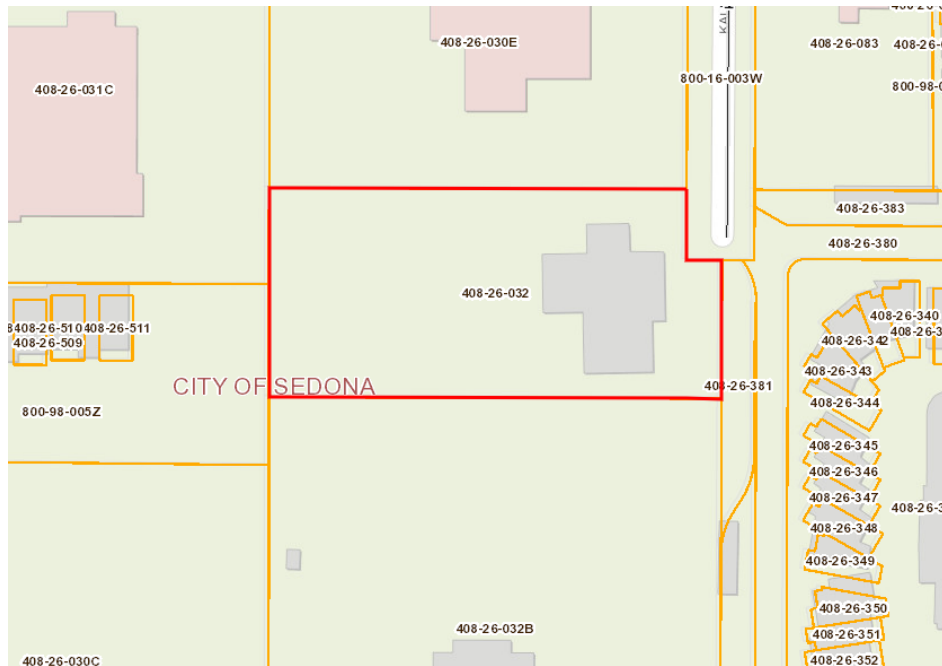
telephone number, and the required security or safety signs (as mandated by the FCC).

5. An 8' CMU wall is proposed to keep possible intruders out as well as to disguise the ancillary ground equipment from the public domain. The proposed equipment area will be located well outside of public right-of-way and shall be painted and finished to match the existing trash enclosure on site as well as in compliance with the standards as laid out in SLDC 904.
6. No landscaping is proposed as the property already has multiple large trees and shrubs in place that will further disguise the site, however, any trees on the property that may be disturbed by the wireless site would be replaced with new trees of the same species (or a compatible species close to what exists on property) in an effort to be sensitive to the existing natural features and plant life on the property.
7. Pole will not exceed 75' in height from natural grade.
8. Installation of the monopine shall be done in a manner as to be compatible with the existing structure or surrounding natural terrain. There shall be as little contrast as possible between the proposed facility's equipment and tower or natural terrain.
9. Since this is a new proposed monopine site, it is subject to a Conditional Use Permit approval.
 - There will be no interference from wireless communication transmitter, receptor, or other facility with police, fire, and emergency public safety communications.
 - The proposed wireless communication tower and antennas shall be in compliance with all Federal Communications Commission (FCC) regulations, including those protecting the public health and those protecting historic districts.
 - The Verizon Wireless site is equipped with the E-911 emergency response system

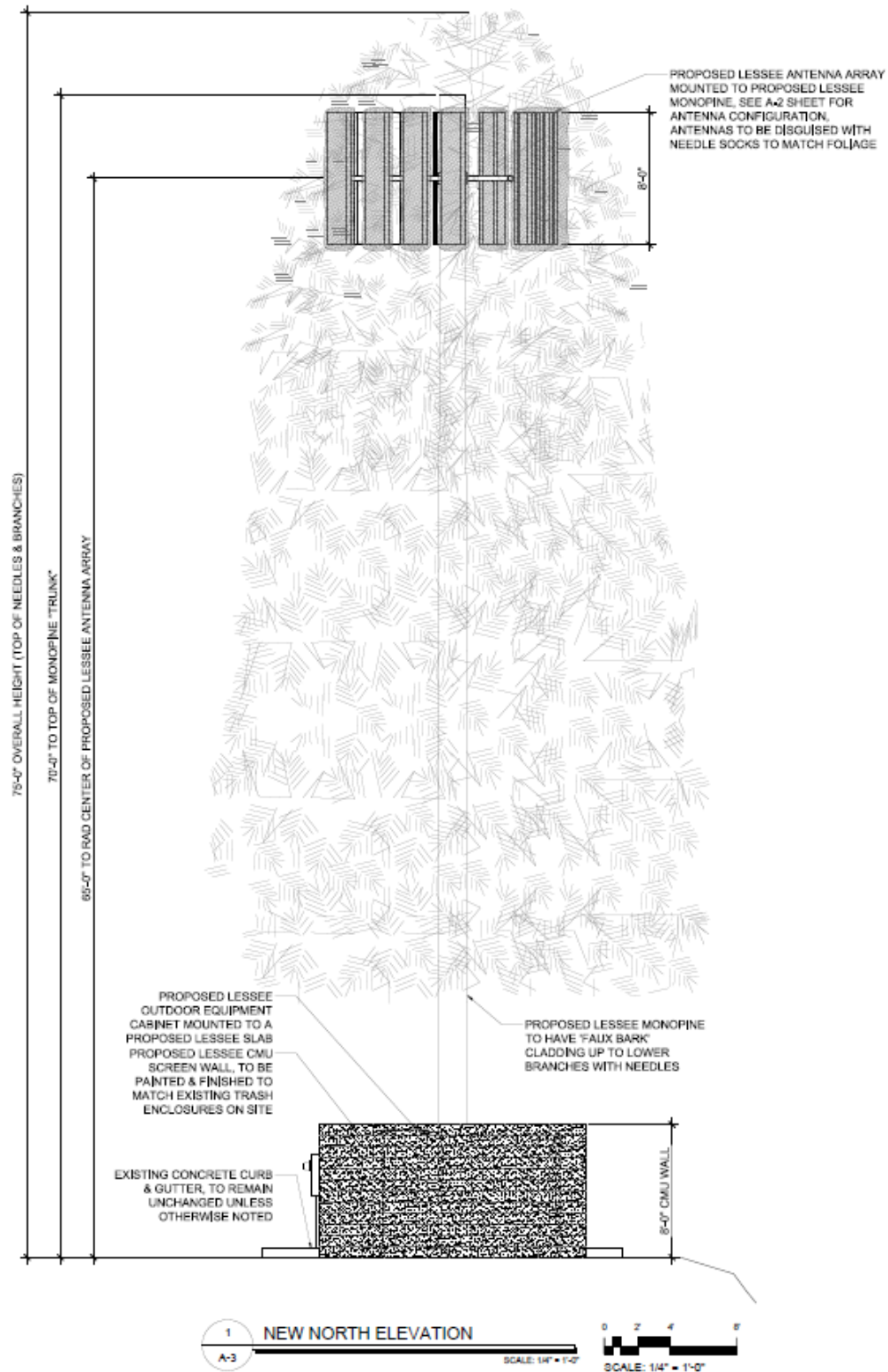
Verizon Wireless RF Search Ring



Plot Map for 408-26-032



PROPOSED NEW Verizon Wireless Monopine



Map of the City of San Jose, California

Scale: 1 inch = 100 feet

North Arrow

Legend:

- Unnamed
- RM-2
- RS-10a

Map Labels:

- 408-24-026B
- 408-24-026C
- 408-24-026D
- 408-24-026E
- 408-24-026F
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- 408-24-026BBBB

Information for Parcel 408-26-032:

Information updated 02/26/2018

Area: 976 [View Tax Chart](#)

 [View 2017 Tax Bill](#)

Found (1) Record(s)

Interest is calculated through 02/28/2018

Year	Cert/Tax	Interest Due	Fees Due	Total Due	Status
1983 - 2017	0.00	0.00	0.00	0.00	Paid

In addition to the requirements listed above, the following apply:

- A. The addition of Verizon Wireless antennas and associated equipment will meet the RF offload objectives as well as the structural capacity needs to ensure there will be no detriment to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent properties, to the neighborhood, or to the public in general;
- B. The proposed site conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan officially adopted by City Council;
- C. The proposed site conforms with the conditions, requirements, or standards prescribed by the Development Code and any other applicable local, State, or Federal requirements; and,
- D. The proposed site, as conditioned, would not unreasonably interfere with the use and enjoyment of the property or any nearby properties.

Please let me know if you have any questions or need any additional information.

Thank you,

Nancy Smith

Contractor for Young Design Corp



ARCHITECTURE - ENGINEERING

P.O. Box 737, Queen Creek, AZ 85142

C: 480.205.7142 | F: 480.383.6014

nsmith.wingspanwireless@gmail.com



2/6/2018
City of Sedona
102 Roadrunner Dr.
Sedona, AZ 86336
ATTN: Community Development

Subject: **Letter of Intent**
Site name: AZ2 Madole
Facility Address: 75 Kallof Pl. Sedona, AZ 86336

To Whom It May Concern:

Per the standards laid out in both the City of Sedona Zoning Ordinance, the Land Development Code (SLDC) as well as what is contained within the Conditional Use Permit application (as provided by the Community Development Department), please see the below information regarding the co-locatable, wireless communications facility project we are proposing to build/install on the property mentioned above.

1. Site Design:

- a. This new wireless communications facility is being proposed as a co-locatable 75' Monopine tree pole so as to conform to Section 2.2 of the Design Review Manual, Article 9 of the City of Sedona SLDC, and the City of Sedona's Wireless Communication Facility ordinance by disguising the wireless tower. The proposed twelve (12) antennas will be covered in "pine socks," and painted to match the pine. All other ancillary equipment will be painted to match either the pine branches or the pole (which will be clad in faux bark) to further disguise the facility from public view and so not to diminish the surrounding commercial businesses and public's viewshed. At least one additional carrier will be able to co-locate on the tree and still see above the existing tree line.
- b. The site is being proposed on a 1.07-acres, commercially zoned property (lodge zoning) set back from State Route 89-A in an effort to not affect or disturb any historical sites, existing structures or roadways while also being able to provide the data coverage updates and the much-needed increase to signal in the surrounding area.
- c. Any trees on the property that may be disturbed by the wireless site would be replaced with new trees with the same species or a comparable species close to what exists on property in an effort to be sensitive to the existing natural features and plant life on the property.

- d. The site is proposed just outside of the existing parking lot on property so as to provide ease of access to the site, thusly eliminating any road or access issues for Construction or installation; in an effort to avoid disturbing as much of the natural landscape or local businesses further.
 - e. The proposed 19' x 24' lease area will be surrounded by an 8' CMU wall painted to match the existing walled structures on property in an effort to conform to Section 2.2 of the Design Review Manual, Article 9 in the City of Sedona SLDC, City of Sedona Zoning Ordinance for wireless communication facilities, as well as to further disguise the facility and its equipment.
- 2. Drainage Way Design:
 - a. The proposed wireless communications facility will be constructed near an existing natural wash/drainage way. The site is proposed to be constructed on top of a back-filled portion of this drainage way to provide space for the facility without disturbing the existing property and parking area as much as possible. Every precaution will be made to ensure the site will conform to Section 2.3 of the Design Review Manual inclusive of plans detailing any affect to the drainage way, storm water retention, soil erosion and sedimentation control.
- 3. Building placement and Orientation:
 - a. To meet the guidelines set by Section 2.4 of the Design Review Manual, Article 9 in the City of Sedona SLDC as well as the City of Sedona's Wireless Communication Facility Zoning Ordinance, the wireless communications facility is proposed on the western portion of the property, backed up to existing trees and foliage, to reduce disturbance to the existing property as well as to further disguise the site from the viewshed of the existing hotel, church, and adjacent commercial businesses. This property, and the site area in particular, were chosen to conform with the State Route 89-A setback standards while also being close enough to provide the necessary coverage to the busy commercial area and the much-needed offload of the overloaded wireless site currently servicing the area. This location should prove to be an appealing area in which to co-locate, should a second carrier wish to do so.
- 4. Linkage and Circulation:
 - a. The proposed wireless facility will be unmanned with exception of the initial construction and the required once-a-month tech visits needed to maintain the facility. As such, the site will not substantially increase the vehicular or pedestrian traffic to the existing property and will conform to Section 2.5 of the Design Review Manual.

5. Parking:

- a. As the proposed facility is unmanned, the site will only require one (1) undesignated parking spot of which an existing space on property will be used, and as such, the design will conform with Section 2.6 of the Design Review Manual. The site was also proposed just outside of the existing parking lot to avoid affecting the property's existing parking calculations and structures.

6. Exterior Lighting:

- a. This site will have no exterior lighting.

7. Signage:

- a. The proposed site will only have signs as mandated and required by the FCC which will be in conformance with both FCC standards as well as with Section 2.8 of the Design Review Manual.

8. Building Equipment and Services:

- a. The proposed site, inclusive of the monopine and its associated equipment will be enclosed within a 19' x 24' lease area that will have an 8' CMU wall that will be painted to match existing wall structures on site to disguise the ground equipment, and as such will conform with Section 2.9 of the Design Review Manual. All mechanical and electrical specs will be included within the construction drawings and will conform with both the most current building codes as well as with Section 2.9 of the Design Review Manual.

9. Fences and Walls

- a. The proposed 19' x 24' lease area will be enclosed within an 8' CMU wall painted to match the existing wall structures on site. The enclosure will be constructed in conformance with Section 2.10 of the Design Review Manual and Article 9 in City of Sedona's SLDC as well as conforming to the most current building codes as set by the City of Sedona's requirements.

10. Architectural Character and Building Form:

- a. The proposed building materials and structures will be provided within the site plan drawings and constructions drawings and as such will conform with Section 3.0 of the Design Review Manual.

11. Landscape:

- a. Any proposed landscaping, design, preservation plans, details of topographic features, and plant selection will be provided in the site plans and as such will conform with Section 1706.01 L of the Design Review Manual.
- b. Any trees or foliage disturbed due to the construction of the site will be replaced with new trees of the same species or a comparable species close to what exists on property in an effort to be sensitive to the existing natural features and plant life on the property.

12. Our Conditional Use Permit (CUP) application for the proposed wireless communications facility will meet the following criteria as set forth in Section 401.06 of the Land Development Code:

- a. This site, as proposed, will comply with all of the applicable provisions of the SLDC, the Design Review Manual, the City of Sedona Wireless Communications Facility ordinances, and all other ordinances. – **This site meets this requirement.**
- b. Has the applicant made a substantial, good faith attempt to comply with the design standards set forth in Article 10 SLDC, Design Review Manual? – **This application meets this requirement.**
- c. The site, as proposed, will be in general conformance with the applicable goals, objectives and recommendations described in the Sedona Community Plan and adopted specific plans as manifested in the Land Development Code and Design Review Manual. - **This site meets this requirement.**
- d. Does the proposed development reasonably attempt to address concerns cited by participating reviewing agencies with jurisdiction in the areas of public health and safety? – **This application meets this requirement.**
- e. This site, as proposed, does reasonably attempt to integrate into the natural environment with minimal disturbances to view corridors, existing native vegetation and/or established landscaping, the natural topography of the site, natural drainage ways, known wildlife habitats, rock outcrops, and other natural features. - **This site meets this requirement.**
- f. This site, as proposed, does reasonably attempt to integrate into, and become compatible with, the built form of surrounding properties and existing developments with regard to building height and character, landscaping, signage, building materials, historical structures or features, exterior lighting and pedestrian and vehicular circulation. - **This site meets this requirement.**
- g. Is the proposed vehicular ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and solid waste collection facilities reasonably designed to promote public safety and convenience? – **This application meets this requirement.**

- h. Is pedestrian and bicycle circulation facilitating, where reasonably feasible and possible, both on and off-site, through interconnected passages, pathways and plazas that are designed to promote public safety and convenience? **This stipulation is not applicable.**
- i. Does the proposed development provide legally compliant facilities for people with disabilities? **This stipulation is not applicable as this is an unmanned facility.**
- j. Has the applicant made a good faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation plan for the specific development project? **This site/application meets this requirement.**
- k. The Public Art requirement **is not applicable** to this application as the proposed wireless communications facility will only be 456 sq-ft, which is substantially lower than the required 5,000 sq-ft minimum size requirement for new structures, or the 2,500 sq-ft for additions.

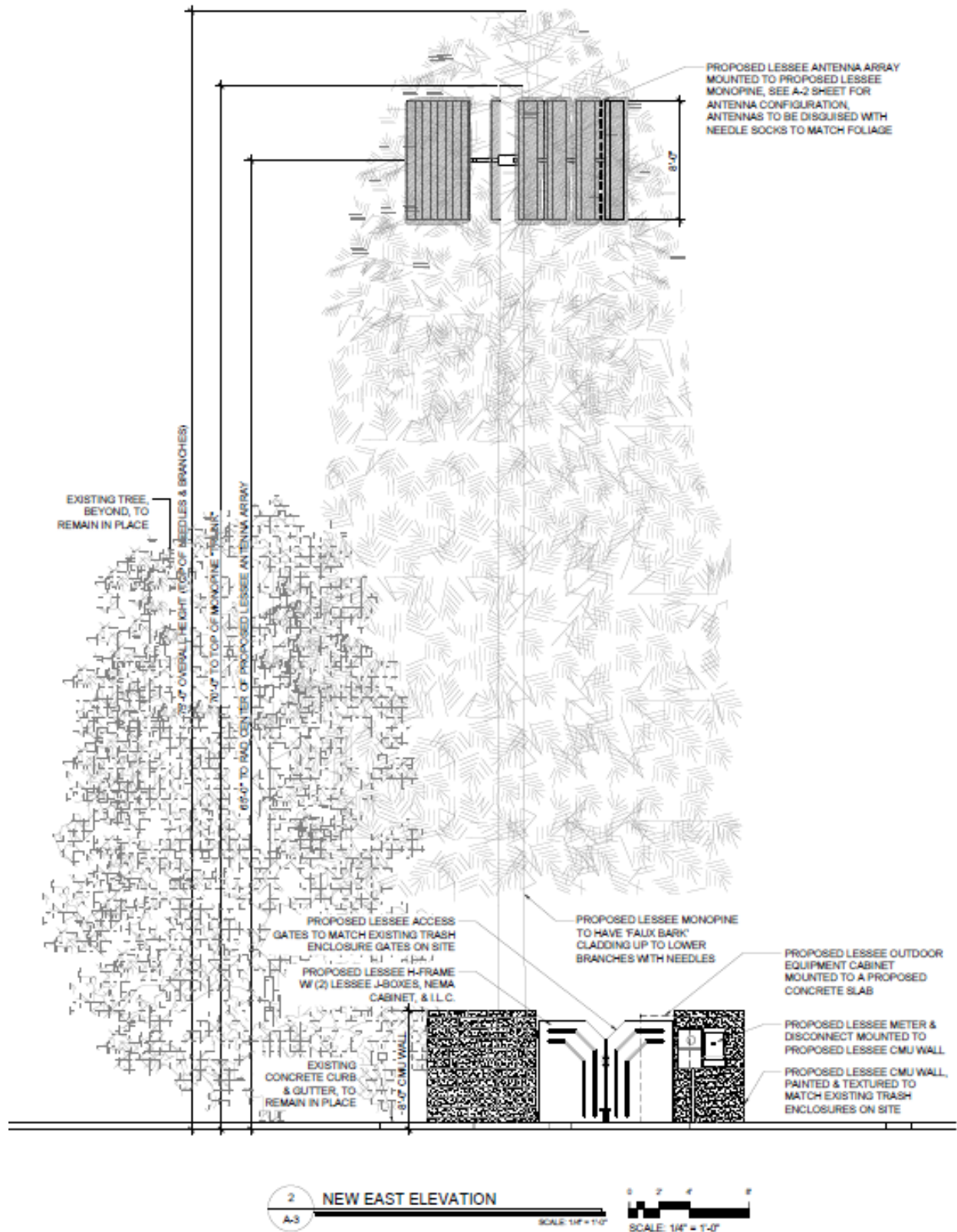
The purpose of the proposed site is in response to many consumer complaints in the area that they have experienced dropped calls along with minimal capacity at best for data use issues as well as to address the necessary off-loading of the Sedona Airport cell site that Verizon has, which is currently over capacity and not functioning correctly. It is also in response to changes in technology to Verizon's wireless services and its commitment to providing better service throughout the Sedona area. There are capacity issues with regard to coverage and data capabilities in this area. This will service the surrounding areas and fill in current gaps in coverage. This site is designed to accommodate future colocations.

The site will also meet the following standards:

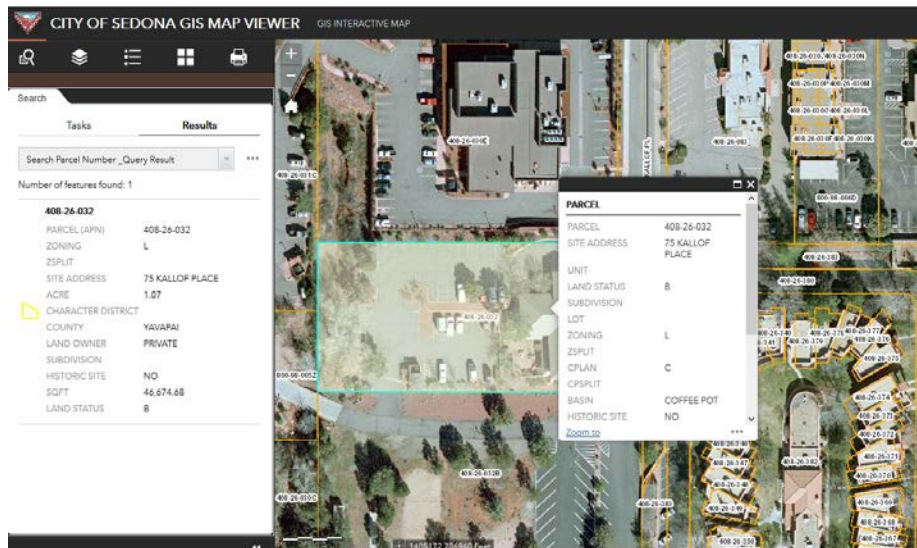
- There will be no interference from wireless communication transmitters, receptors, or other facilities with police, fire, and emergency public safety communications.
- The proposed wireless communication tower and antennas will be in compliance with all Federal Communications Commission (FCC) regulations, including those protecting the public health and those protecting historic districts.
- This Verizon Wireless site will be equipped with an E-911 emergency response system for times of need.

*Verizon certifies that the wireless communication facility, as represented in this application, will comply with all FAA, FCC, and all other applicable regulations.

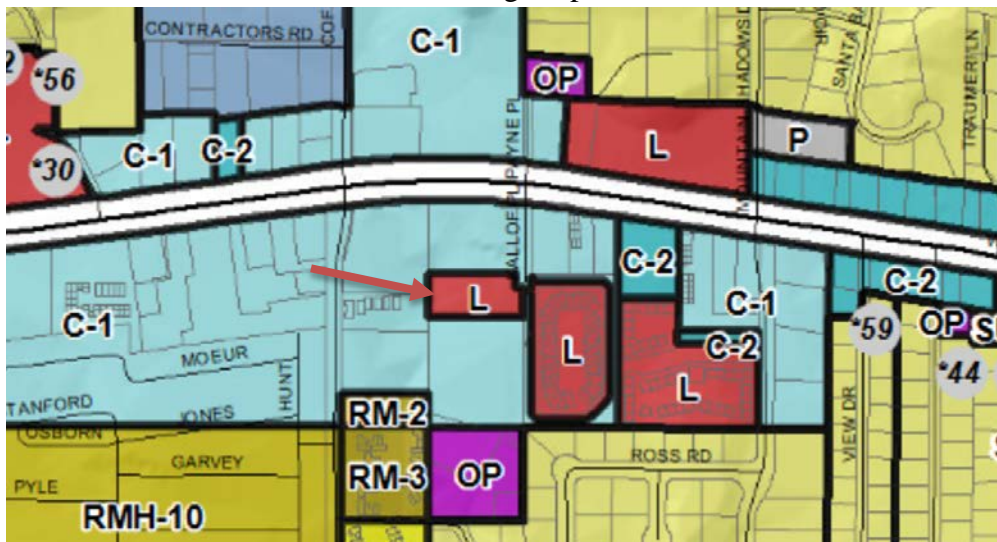
PROPOSED NEW Verizon Wireless Co-locatable Monopine



Plot Map



Zoning Map



We hope that this will provide the City of Sedona Community Development Staff with the required information necessary to grant Verizon's conditional use permit for the proposed wireless communication facility. Should the staff have any additional questions or need any additional information, please let us know. We will be happy to help in any way possible!

Sincerely,

Nancy Smith
 Contractor for Young Design Corp
 C 480.435.8054 F 480.383.6014
nsmith.wingspanwireless@gmail.com



December 21st, 2017

Dale Street, LLC
75 Kallof Place
Sedona, AZ 86336
ATTN: John Wesnitzer
Sent Via: Email

Subject: **Letter of Landlord Authorization**
Site name: AZ2 Madole
Facility Address: 75 Kallof Place, Sedona, AZ 86336

Dear Mr. Wesnitzer:

This letter has been sent to you on behalf of Verizon Wireless and Young Design Corp. with respects to the proposed Wireless Communications Facility to be built at the above facility address.

This activity will involve the building of a new Monopine with the following installed equipment: Twelve (12) new panel antennas at the 65' centerline, twelve (12) new RRH's, and two (2) new junction boxes. The antennas and ancillary equipment will be installed within the pine branches and painted to match so as to disguise the equipment. The antennas will be covered in "pine socks" which will disguise them further. In addition, the trunk/pole will be covered in faux bark cladding from the natural grade to the bottom of the first set of faux branches for further concealment and blending with the surrounding environment. The remaining ground equipment cabinets will be installed within the lease area that will be enclosed within an 8' CMU that will be painted to match existing fencing on the property to disguise the ground equipment further.

Consistent with the agreements governing this site, we are seeking your documented authorization for Verizon Wireless, Young Design Corp, and its agents to submit the necessary materials for the purpose of obtaining any and all required governmental approvals regarding this site. Please return the **Confirmation of Letter of Authorization** via email, as soon as possible.

Verizon appreciates your assistance in the installation and operation of this wireless communications facility.

Thank you for your attention to this matter. Please call me at 480-205-7142 if you need any further information regarding this project.

Sincerely,

Nancy Smith
Contractor for Young Design Corp
C 480.435.8054 F 480.383.6014
nsmith.wingspanwireless@gmail.com



CONFIRMATION OF CONSENT/LETTER OF AUTHORIZATION

To: Verizon Wireless
C/O: Young Design Corp.
P.O. Box 737
Queen Creek, AZ 85142

Email: nsmith.wingspanwireless@gmail.com

ATTN: Nancy Smith

RE: Letter of Authorization

Site Name: AZ2 Madole

Facility Address: 75 Kallof Place, Sedona, AZ 86336

Permission is hereby granted to Verizon Wireless (Verizon), Young Design Corp, and its agents to submit the necessary materials for the purpose of obtaining any and all required governmental approvals regarding this site and for the installation and maintenance of panel antennas and lines for the successful and secure operation of the above-referenced proposed communication facility as a result of changes and improvements made in Verizon's technology.

Landlord Signature: 

Printed Name: John B. Wesnitzer

Title: Managing Member, Dale Street, LLC

Date: 12/26/2017



1250 E. State Route 89A
Cottonwood, AZ 86326

March 2, 2018

Freddie Chism
Arizona West Builders

SUBJECT: AZ2 MADOLE CELL TOWER

Dear Freddie:

The above referenced project is located in Arizona Public Service Company's electric service area. As a matter of fact, this property is already being served by APS. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities. These Schedules are available on-line at aps.com.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

Please give me a call at 928-646-8433 so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

Brandon Echols
Customer Project Manager
Verde Service Planning

BE/cn